PRIVATE PLAN CHANGE 24 – JOHNS ROAD INDUSTRIAL

MINUTE 1

LATE SUBMISSIONS AND LATE FURTHER SUBMISSION

Late Submissions and Further Submissions

1. Pursuant to section 34A(1) of the Resource Management Act 1991 (the Act), I have been given delegated authority from Christchurch City Council with respect to all the necessary functions, powers or duties under the Act, to consider the above Plan Change and the submissions received. That delegation includes the power of waiver and extension of time limits in relation to late submissions and late further submissions.

2. Council's Senior Policy Planner (Ms Dixon) advised me by email dated 17 November 2026 that Council was in receipt of the following:

   (a) Late submission from Ming Peng and Amy Luo (#53);
   (b) Late further submission from Ming Peng and Amy Luo; and
   (c) Late submission from Karina Langley (#52).

3. Sections 37 and 37A of the Act set out the provisions for the consideration of waivers and extension of time limits, and these provisions are considered in relation to each of the three late submissions in turn.

Late Submission from Ming Peng and Amy Luo (#53)

4. In support of their late submission, the submitters note that they were overseas from 28 June to 23 October 2026, which was the period within which both the lodging of submissions and further submissions were undertaken.

Interests of persons who may be directly affected by the extension or waiver (s37A(1)(a))

5. The submitters property is located at 360 Johns Road and has an immediate boundary with the proposed PPC24 site to the west. As such, the submitters are within the group of persons potentially directly affected by the rezoning proposal. Their submission raises a number of general issues that are raised in other submissions (such as noise), but most relevantly, the submission raises issues that are specific to the submitters property (including higher elevation of the PPC24 land and consequential visual and privacy effects; drinking water sourced from a bore). Accordingly, the submitters are directly affected, and their interests need to be considered.

Interests of the community in achieving adequate assessment of the effects of the proposal (S37A(1(b))

6. It is understood from the submission, that the applicants for PPC24 did not contact or undertake any consultation with them. The approach of not undertaking consultation with potentially affected persons is open to the applicant and is confirmed in the application where consultation has only been undertaken with Christchurch City Council, Whitiora, Canterbury Regional Council and New Zealand Transport Authority[1] and within other submissions.[2]

7. The applicant has included an assessment of environmental effects[3] and a section 32 evaluation[4]. It is in the interests of the community for this initial assessment and evaluation to be added to through the consideration of matters raised in submissions, particularly the submission from Ming Peng and Amy Luo, to assist in producing an adequate assessment of the effects of the proposal.

Avoid unnecessary delay (s37A(1)(c))

8. It is proposed that the hearing of PPC24 will be undertaken towards the end of March 2027. This provides adequate time for public notification of the late submission and the lodging of any further submissions to this submission. Accordingly, there will be no delay to the hearing.

Maximum time period / Agreement of the applicant (s37A(2)(b))

9. S37A(2)(a) of the Act limits the extension of a time period to only twice the maximum time period specified in the Act. The time period for lodging submissions closed on 28 August 2026 (ie 20 working days from public notice) and accordingly, the maximum time period has been exceeded by more than twice.

10. I note that the applicant has agreed to exceeding the maximum time period for lodging a submission in the email dated 11 November 2026 from Georgia Brown, Principal Planner, Novogroup.

<u>Decision</u>

11. In accordance with s37 and s37A of the Act, the time limit for lodging the submission from Ming Peng and Amy Luo (#53) is extended to 4 November 2026. Accordingly, the submission is accepted and Council is to undertake public notice calling for further submissions.

[1] Request for Change to the Christchurch District Plan, paragraphs 40 - 43
[2] Submission from Maree Barbara Hedges (#51)
[3] Request for Change to the Christchurch District Plan, paragraphs 44 - 139
[4] Request for Change to the Christchurch District Plan, paragraphs 150 - 171

Late Further Submission from Ming Peng and Amy Luo

12. As with the late submission discussed previously, Ming Peng and Amy Luo did not lodge further submissions due to being overseas for an extended period of time. The late further submission was lodged with Council on 4 November 2026.

Interests of persons who may be directly affected by the extension or waiver (s37A(1)(a))

13. Similar to the discussion previously with respect to the late submission by Ming Peng and Amy Luo. Enabling the submitter to address matters raised in other submissions is in their interests as they are amongst other submitters either within or close to the proposed rezoning site.

Interests of the community in achieving adequate assessment of the effects of the proposal (S37A(1(b))

14. Ming Peng and Amy Luo have lodged further submissions either in support of or opposition to 30 original submissions. There are matters raised in their further submissions that provide additional information with respect to the points made in those original submissions. Accordingly, it is in the interests of the community to allow these further submissions matters to be discussed so that an adequate assessment of the effects of the proposal can be considered.

Avoid unnecessary delay (s37A(1)(c))

15. As noted in paragraph 8, the hearing of this matter has been tentatively timetabled for the final week in March 2027. Accordingly, no unnecessary delay will arise.

Maximum time period / Agreement of the applicant (s37A(2)(b))

16. Further submissions closed on 21 October 2026 and Ming Peng and Amy Luo lodged their further submissions on 4 November 2026 (ie 9 days after the closing date). As the further submission was lodged within a time period less than twice the maximum period, no agreement from the PPC24 applicant is required.

Decision

17. In accordance with s37 and s37A of the Act, the time limit for lodging the further submissions from Ming Peng and Amy Luo (#53) is extended to 4 November 2026. Accordingly, the further submissions are accepted.

Late Submission from Karina Langley (#52)

18. The reason given for the late submission was due to a misreading of the submission due date (refer to email from Karina Langley, 8 September 2026).

Interests of persons who may be directly affected by the extension or waiver (s37A(1)(a))

19. Karina Langley lives at 9 Eleanor Lane, which is part of a new residential subdivision on the south-eastern corner of Gardiners Road and Claridges Road. The submitter

raises similar issues raised in other submissions (such as traffic safety and congestion, increased noise, air quality, water quality). The submitter also identifies ways in which potential adverse effects arising from the PPC24 industrial development could be addressed. Accordingly, the submitters are directly affected, and their interests need to be considered.

Interests of the community in achieving adequate assessment of the effects of the proposal (S37A(1(b))

20. As noted, the submission includes suggestions as to how adverse effects may be addressed. Accordingly, it is in the interests of the community to have the opportunity to consider the matters raised in the submission.

Avoid unnecessary delay (s37A(1)(c))

21. The submission was included within the summary of submissions (noted as a late submission) publicly notified on 6 October 2026. Those parties who could lodge further submissions had the opportunity to do so and accordingly there is no delay in the processing of PPC24.

Maximum time period / Agreement of the applicant (s37A(2)(b))

22. The submission was lodged with Council just over 1 week after the submission closing date. As this is within a time period less than twice the maximum period, no agreement from the PPC24 applicant is required.

Decision

23. In accordance with s37 and s37A of the Act, the time limit for lodging the submission from Karina Langley (#52) is extended to 8 September 2026. Accordingly, the submission is accepted.



Alan Matheson
Independent Commissioner and Chair
19 November 2026